

CHAPTER 18

OFF-STREET PARKING AND MOTOR VEHICLE ACCESS STANDARDS

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14-18-101 PURPOSE

To reduce street congestion and traffic hazards by incorporating functionally designed facilities for off-street parking and loading as an integral part every land use.

14-18-102 OFF-STREET PARKING REQUIRED¹

There shall be provided, at the time any building or structure is (a) erected or enlarged, (b) increased in capacity, or (c) any new use established, a minimum hard-surfaced off-street parking area with adequate provisions for ingress and egress by standard sized automobiles as provided in accordance with requirements herein.

1. All applications for a building permit shall be accompanied by a plot plan showing the required parking spaces with ingress and egress. Said plan shall be reviewed and approved by the Planning Department.
2. A lot or enclosure providing daily parking for automobiles of those who either reside, work or transact business on the premises. Such spaces are not intended for the long term parking and/or storage of vehicles or other uses which restrict such daily use. Hard surfacing, landscaping, protective curbing, walls, fencing and illumination are required.

14-18-103 CONTINUING OBLIGATION

The required off-street parking facilities shall be a continuing obligation of the property owner so

¹Amended 4/16/97 Ordinance No. 97-7

long as the use requiring vehicle parking or vehicle loading facilities continues. It shall be unlawful for any owner of any building or use to discontinue or dispense with the required vehicle parking facilities without providing some other vehicle parking area which meets the requirements of this Chapter.

14-18-104 CALCULATING PARKING REQUIREMENTS

A. Whenever parking requirements are based on square footages, calculations shall be based on net square footage of the building or use. Net square footage excludes rest rooms, stairways, elevator shafts, mechanical and electrical rooms and chases, janitorial closets, and common areas used only for major pedestrian movement, such as enclosed atriums and public lobby areas. When public lobby areas contain uses that generate a demand for additional parking, they shall be included in net square footage calculations for determining parking requirements.

B. When a structure or parcel contains multiple uses, more than one parking standard may apply.

C. Available on-street parking spaces cannot be used to meet the requirements set forth herein. No development plans shall be based on the assumption that excess vehicles can be parked on public streets.

D. When parking regulations are based on the number of employees, parking calculations shall use the largest number of employees who work on any one shift. Where shift changes may cause substantial overcrowding of parking facilities, the Planning Commission may require additional spaces.

E. When parking use intensities vary during the course of the day, because of hours of operation or peak time usage, the Planning Commission may implement shared parking usage based upon reasonable use standards on a case-by-case basis.

14-18-105 GENERAL REQUIREMENTS FOR PARKING AREAS

A. All off-street parking areas shall be surfaced with asphalt, concrete pavement, or comparable material and shall be graded to dispose of all surface water. The perimeter of the paved surface shall be finished with concrete curb and gutter. Surfacing may be installed in stages as approved by the Planning Commission. All parking and grading plans shall be reviewed and approved by the City Engineer.

B. Parking areas shall be designed to provide orderly and safe circulation, loading, unloading, parking and storage of vehicles. All parking areas shall be landscaped, striped, marked and maintained according to approved plans.

C. Lighting provided in off-street parking areas shall be directed away from adjoining premises and streets. The type and location of luminaries shall be approved by the Power Department and Planning staff.

D. Off-street parking areas shall allow vehicles to enter and exit from a public street by forward motion only. This regulation does not apply to parking areas serving one and two family residential units.

E. Pavement, striping, landscaping, paintings, lighting, and all other parking area components shall be maintained to prevent deterioration and safety hazards.

F. No required off-street parking shall be permitted in any required residential front yard or street side yard other than in approved, paved driveways.

G. No tandem parking (one space behind another) shall be allowed, except for conventional single-family dwellings.

Duplexes, apartments, townhouses and condominiums may have tandem parking providing that both spaces are assigned to the same dwelling unit and the plan is approved by the Planning Commission.

H. Off-street parking spaces shall be located only behind the minimum ten (10) foot landscaped area except for one and two-family dwellings. For single family and two-family residential uses, a minimum of one (1) of the required parking spaces per unit shall be provided behind the front setback and not in the street side yard on a corner lot.

I. Landscaping of all commercial and industrial parking areas is required and shall meet the requirements and standards of Chapter 16 of this Ordinance.

14-18-106 TRANSITIONAL AREAS

Multi-family, commercial, institutional or industrial off-street parking areas which are adjacent to residential uses or residential zoning districts shall be effectively screened on the abutting sides by a solid barrier fence which is in compliance with the Chapter 17 of this Ordinance and has been approved by the Planning Commission. Such wall or fence shall be six (6) feet in height and shall be permanently maintained with no advertising thereon.

14-18-107 PARKING SPACES REQUIRED

A. Except as otherwise provided in this Chapter, the number of off-street parking spaces for various uses will be as follows:

1. Automobile Service and Repair Center. Three (3) exterior parking spaces for each stall, service bay or work station. Such spaces shall be for customer parking only and are not intended for storage or parking of vehicles under repair. Adequate parking for vehicles under repair or impound must be provided in addition to the required customer parking spaces.
2. Banks, Business Offices or Professional Offices Providing Customer Services or Sales (Excluding Medical and Dental Offices). One (1) space for each two hundred (200) square of net floor area.

3. Beauty and Barber Shops. Three (3) spaces per chair.
4. Bowling Alleys. Four (4) spaces for each alley plus parking space for all accessory uses (i.e., coffee shop, restaurant, bar) as herein defined.
5. Car Wash. Three (3) spaces in approach lane to each wash bay.
6. Churches. One (1) parking space for every five (5) seats for fixed, individual seating; one parking space for each seven (7) feet of linear pew; or one (1) parking space for every twenty-five (25) square feet of floor area where temporary seating can be located.
7. Dwellings, Multiple Family. Parking for multiple family developments shall be based on the following guidelines and an approved parking plan as specified in Subsection B of this Section:

<u>Bedrooms</u>	<u>Required Spaces</u>	<u>Visitor Spaces</u>
1	1.5/Unit	.25/unit
2	2.0/Unit	.25/unit
3 or more	2.5/ Unit	.25/unit

At least one (1) of the required parking spaces above shall be a designated, covered parking stall for each dwelling unit. Visitor parking spaces shall be distributed throughout the project for convenient access from all units.

8. Dwellings, Single Family. Two (2) parking spaces for each single family dwelling unit.
9. Funeral Homes, Mortuaries. One (1) parking spaces for each forty (40) square feet of floor area located in the assembly chapel and viewing room(s).
10. Furniture and Appliance Store, Hardware Stores or Other Similar Uses Which Require Large Display Areas But Generate Light Traffic Demands. One (1) parking space for each six hundred (600) square feet of net floor area.
11. General Business/Retail Not Specifically Described. One (1) parking space for each two hundred (200) square feet of net floor area.
12. Handicapped/Disabled Persons Parking. Parking spaces shall be provided in conformance with the following:

Required Minimum Total Parking <u>Spaces in Lot</u>	Number of Spaces <u>for Disabled</u>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	two percent (2%) of total plus 1 for each 100 over 1,000 spaces

In addition, one in every eight (8) spaces for the disabled, but not less than one (1) shall be made accessible for vans. (See Section 14-18-108 for special space requirements.

All parking spaces for the disabled shall be designated as reserved by a sign showing the symbol of accessibility for the disabled. Spaces designated for accessibility for vans shall have an additional sign reading "Van Accessible" mounted below the symbol sign.

13. Hospitals. One (1) parking space for each two hundred fifty (250) square feet of net floor area.
14. Hotels, Motels and Motor Hotels. One (1) parking space for each living or sleeping unit, plus one (1) parking space for every two hundred (200) square feet of assembly, banquet, or restaurant area, and one (1) space for each employee on the highest employment shift.
15. Libraries. One (1) parking space for each two hundred fifty (250) square feet of net floor area.
16. Manufacturing/Industrial Uses, Research and Testing Laboratories, Bottling Plants. One (1) parking space for every one thousand (1,000) square feet of gross floor area, or one (1) space for each person employed on the highest employment shift, whichever is greater.
17. Medical/Dental Clinics. One (1) parking space for each two hundred (200) square feet of net floor area or four (4) spaces for each practitioner, whichever is greater.
18. Nursing, Convalescent and Other Similar Type Homes. One (1) parking space for every five (5) persons the home is licensed or designed to care for, plus one (1) additional space for each car used by the operators in conducting the home, plus (1) space for every two (2) employees working on the highest employment shift.

19. Offices not Providing Customer Services or Sales on the Premises. One (1) parking space for every four hundred (400) square feet of gross floor area.
20. Professional Offices for Attorneys, C.P.A.s, Architects, Engineers, etc. One (1) parking space for every four hundred (400) square feet of gross floor area.
21. Retirement Facility or Home. Off-street parking shall be provided at the rate of .60 parking stalls per living unit or occupant. Common use facility areas will not be used in calculating parking requirements. At least half of the off-street parking stalls must be covered.
22. Restaurants. One (1) parking space for each three (3) seats.
23. Restaurants, Fast Food. One (1) parking space for each two (2) seats or one (1) parking space for each one hundred (100) square feet of floor area when the number of seats is unknown.
24. Schools. One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area.
25. Shopping Centers. One (1) parking space for every two hundred (200) square feet of net floor area or as determined by the Planning Commission.
26. Sports Arenas, Auditoriums, Theaters or Other Similar Places of Public Assembly. One (1) parking space for each four (4) seats of maximum of seating capacity.
27. Taverns, Private Clubs, Lodges, Fraternal Organizations and All Other Similar Dining and/or Drinking Establishments. As determined by Conditional Use Permit procedure by the Planning Commission, but not less than one (1) parking space for each two (2) seats or one (1) parking space for each one hundred (100) square feet of floor area when the number of seats is unknown.
28. Wholesale Establishments and Warehouses. One (1) parking space for every one thousand (1,000) square feet of gross floor area or one (1) space for each person employed on the highest employment shift, whichever is greater.
29. All Other Uses Not Listed Above. As determined by the Planning Commission based on the nearest comparable use standards.

In calculating the requirements of this Section, any fractional parking spaces shall be rounded up to the next whole number.

B. Off-street requirements for residential multiple family developments listed in Subsection A are furnished as guidelines. Individual project parking requirements will be developed by the developer/builder using the planning principles listed herein. The objective is to assure adequate but not excessive parking. It is the responsibility of the developer to show that adequate parking is provided. Approval of the derived parking plan shall then be given by the Planning Commission.

The following planning principles are suggested as appropriate considerations for arriving at a residential requirement for multiple family development. Other factors may also exist which are an influence in determining the total parking requirement.

1. Size of housing units by number of bedrooms.
2. Sales price or rental cost range of units proposed.
3. Targeted owner/tenant characteristics and lifestyle (i.e., single, couples, families, professionals, retired, elderly, etc.)
4. Examination of existing comparables by area or projects.
5. Size of project.
6. Special parking requirements for visitors and recreational vehicles.
7. Future parking expansion capabilities.
8. Transportation alternatives.
9. Work place relationships.
10. Accessibility for disabled persons.

C. Parking Spaces for the Disabled. All spaces for the disabled shall be located as near as possible to the main public or primary entrance of a single building. In parking lots that do not serve a single building, parking for the disabled shall be located on the shortest accessible route of travel to an entrance designed for the disabled. In building with multiple entrances for the disabled, such parking spaces shall be dispersed and located closest to those entrances. Said parking stalls shall be designated as reserved by a sign showing the symbol designating them for disabled persons. Such signs shall be located so they cannot be obscured by a vehicle parking in the space.

14-18-108 SIZE OF PARKING STALLS²

- A. The dimensions of each off-street parking space for passenger vehicles shall be at least nine (9) feet by eighteen (18) feet for diagonal or ninety degree spaces; or nine (9) by twenty (20) feet for parallel spaces, exclusive of access drives or aisles.
- B. The dimension of parking spaces for commercial vehicles shall be determined by the Planning Commission.

²Amended 5/14/2002 Ordinance No. 2002-08

- C. Twenty-four (24) feet of on-site aisle space shall be located behind every parking space which are accessed by a two-way aisle.
- D. The following aisle widths shall be required where the parking spaces are accessed from a one-way aisle:
 - 1. Twenty-four (24) feet behind every ninety degree (90°) parking space.
 - 2. Sixteen (16) feet behind every sixty degree (60°) parking space.
 - 3. Fifteen (15) feet behind every forty-five degree (45°) parking space.
 - 4. Fifteen (15) feet behind every thirty degree (30°) parking space.
- E. Parking spaces for the disabled shall be at least nine (9) feet wide with a sixty (60) inch aisle space adjacent to them. Spaces accessible to vans must have a ninety-six (96) inch minimum aisle space.

14-18-109 ACCESS REQUIREMENTS

A. Single Family Residential Lots

- 1. **Number and Width of Driveways.** For each residential lot not more than two driveways, each of which shall be a minimum of twelve (12) feet in width with a maximum of thirty (30) feet in width at the property line exclusive of turnout areas to allow access to a garage, carport, or side yard area. There shall be a minimum of thirty- five (35) between the entrances on circular drives.
- 2. **Restrictions on Corner Lots.** On any corner lot no driveway shall be closer than thirty (30) feet to the point of intersection as measured at the property line.

B. Multiple Family Residential Lots³

- 1. **Length and Width of Driveways.**
 - a. No driveway shall exceed six hundred (600) feet without providing a second access.
 - b. Driveways which are one hundred fifty (150) feet or less in length shall have a minimum width of twenty (20) feet with no parking allowed along the driveway.
 - c. Driveways which are greater than one hundred fifty (150) feet in length

³Amended 7/19/95 - Ordinance No. 95-16

shall have a minimum width of thirty (30) feet. Driveways with only one access and which are in excess of one hundred fifty (150) feet shall also have a seventy (70) foot diameter turnaround.

- d. No more than twenty (20) units shall be allowed on any dead-end driveway regardless of length.
2. Number of Driveways Permitted. Not more than two (2) driveways shall be used for each one hundred (100) feet of parcel frontage.
3. Restrictions on Corner Lots. On any corner lot, no driveway shall be closer than thirty (30) feet to the point of intersection as measured at the property line.
4. Common Drives. Common drives on two (2) parcels of land are allowed but not to exceed a maximum of thirty (30) feet combined.

C. Other Than Residential Lots. For other than residential lots, access shall be provided to meet the following requirements:

1. Width of Driveways. Each driveway shall not be less than fifteen (15) feet or more than thirty-five (35) feet in width, measured at right angles to the center line of the driveway, except as increased by the permissible curb return radii. The entire flare of right-of-way radius shall fall within the right-of-way lot or applicant's property.
2. Spacing of Driveways. No two (2) of said driveways shall be closer to each other than twelve (12) feet, and no driveway shall be closer to a side property line than five (5) feet unless a reciprocal easement is provided to share driveways by users of adjacent lots.
3. Restriction on Corner Lots. On any corner lot, no driveway shall be closer than thirty (30) feet to the point of intersection as measured at the property line.
4. Landscaping Required. Landscaping shall be provided along the entire frontage of the property to a minimum depth of ten (10) feet, except for permitted driveways. Sprinkling systems shall be installed and permanently maintained within the landscaped area. The landscaped area shall be surrounded by a poured concrete curb extending six (6) inches above the paved surface.

D. Curb Radius Requirements Maximum and minimum curb return radii permitted and minimum driveway approach angles to the center line of the street shall be built to Bountiful City standards.

E. Location of Gasoline Pumps. Gasoline dispensing devices at automotive service stations, convenience stores, or other similar businesses, shall be located a minimum distance of ten (10) feet from a property line and so located that all parts of a vehicle being serviced will be on the premises of the service pad. In addition, the location of dispensing devices shall be in accordance with the following:

1. Dispensing devices shall be located not less than ten (10) feet from any building which is less than one-hour fire resistive construction. Such dispensing devices shall also be located so that the nozzle, when hose is fully extended, shall not reach within five (5) feet of any building opening.
2. Dispensing devices shall be at least twenty (20) feet from all fixed sources of ignition.
3. All dispensing devices shall be protected against physical damage from vehicles by mounting on concrete island a minimum of six (6) inches in height. Alternate methods of providing equivalent protection may be permitted when approved by the Fire Marshall.
4. Apparatus dispensing Class I or Class II liquids into the fuel tanks of motor vehicles of the public shall not be located in a bulk plan unless separated by a fence or similar barrier from the area in which bulk operations are conducted.
5. Dispensing devices shall be secured to the island in an approved manner other than piping and conduit.

14-18-110 OFF-STREET LOADING AREAS

A. Space Requirement. For every building or part thereof having a gross floor area of five thousand (5,000) square feet or more, which is to be occupied by a commercial or industrial use to or from which delivery of materials or merchandise are regularly made by motor vehicles, there shall be provided and maintained, on the same lot with such building, at least off-street loading spaces in accordance with the following:

<u>Gross Floor Area</u>	<u>Number of Loading Spaces Required</u>
Less than 5,000 sq. ft.	None
5,001 to 30,000 sq. ft.	1
30,001 to 70,000 sq. ft.	2
70,001 to 120,000 sq. ft.	3
Each additional 100,00 square feet over 120,000	1

B. Dimensions. Each loading space shall be not less than fourteen (14) feet in width and twenty-five (25) feet in length.

C. Turning and Maneuvering Space. Sufficient room for turning and maneuvering of trucks and other vehicles shall be provided on the site. Loading spaces shall be arranged on the site in such a way as to allow normal movement of traffic in and around the loading area.

D. Access. Each loading space shall have unobstructed access from a street or from an aisle or drive

connecting with a street. No loading space shall be allowed to extend into any street right-of-way or over any pedestrian sidewalk or required parking area.

E. Screening. Such loading space may occupy any required side or rear yard or court except that if it shall be located closer than fifty (50) feet to any residential lot, it shall be enclosed by a masonry wall matching the architecture of the structure to which it is attached or a solid landscaping barrier not less than six (6) feet in height. If the loading area is illuminated, lighting shall be deflected away from abutting residential lots so as not to cause annoying glare.

14-18-111 DISPLAY OF VEHICLES OR OTHER MERCHANDISE FOR SALE OR RENT

Minimum setback for display of vehicles or other merchandise for sale or rent shall be ten (10) feet. The ten (10) foot area shall be comprised of approved landscaping and not used for display.

14-18-112 STACKING LANES FOR DRIVE-UP WINDOWS

Uses which have drive-up service windows or devices shall provide on-site space for stacking of vehicles waiting to reach the drive-up window or device in accordance with the following:

- A Restaurants and Fast Food Establishments: Six (6) stacking spaces for each service window or device.
- B Banks: Four (4) stacking spaces for each service window or device.
- C. All Other: Three (3) stacking spaces for each service window or device.
- D Each space shall measure nine (9) feet by eighteen (18) feet and have a height clearance of fourteen (14) feet. Such spaces shall not interfere with other required off-street parking or traffic circulation.

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